



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION  
225 NORTH HILL STREET, ROOM 130  
P. O. BOX 512102  
LOS ANGELES, CALIFORNIA 90051-4917



**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

Telephone  
(213) 974-0871

March 3, 2009

Facsimile  
(213) 680-3648

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENT TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY  
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2603  
(3 VOTES)**

**SUBJECT**

The Lancaster Redevelopment Agency is seeking to buy one (1) tax-defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and nonprofit organizations the opportunity to buy tax-defaulted property for a qualifying public purpose or benefit. The Lancaster Redevelopment Agency intends to utilize the property for future water well site purposes.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve and instruct the Chairman to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property being acquired by the Lancaster Redevelopment Agency (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

The Honorable Board of Supervisors  
March 3, 2009  
Page 2

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A". Exhibit "A," attached to the Agreement, indicates the legal description and selling price of the parcel.

Upon approval, the attached agreement and copies are to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The property described in this letter will be acquired by one public agency. The agreement is with the Lancaster Redevelopment Agency, which intends to utilize this property for future water well site purposes.

### **Implementation of Strategic Plan Goals**

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

### **FISCAL IMPACT/FINANCING**

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2008-2009 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

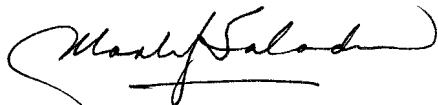
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No impact.

**CONCLUSION**

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of these and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO  
Treasurer and Tax Collector

MJS:DJD:MDL:al

Attachments (35)

c: Assessor  
Auditor-Controller  
County Counsel

COUNTY OF LOS ANGELES  
OFFICE OF THE TREASURER AND TAX COLLECTOR  
HALL OF ADMINISTRATION  
225 NORTH HILL STREET  
LOS ANGELES, CALIFORNIA 90012

Attachment A

HAROLD J. OSTLY  
TAX COLLECTION

November 17, 1970

W. T. KIDWELL  
CHIEF DEPUTY

Board of Supervisors  
383 Hall of Administration  
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

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tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

ORIGINAL SIGNED

HAROLD J. OSTLY  
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board  
5 One for each Supervisor  
1 Chief Administrative Officer  
1 County Counsel  
6 Communications

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On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

000472

**SUMMARY OF PUBLIC AGENCY'S PURCHASE  
FIFTH SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2603**

**Attachment B**

**AGENCY**

Lancaster Redevelopment Agency  
Public Agency

Selling price of this parcel  
shall be \$ 6,398.00.

Public Agency intends to utilize  
the property for future water well  
site purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5 <sup>th</sup>	CITY OF LANCASTER	3268-015-080	\$ 6,398.00

**AGREEMENT NUMBER 2603**  
**LANCASTER REDEVELOPMENT AGENCY**  
**FIFTH SUPERVISORIAL DISTRICT**

76948

# Lancaster Redevelopment Agency

November 29, 2007

**DISTRICT # 5**

**AGREEMENT # 2603**

Ms. Donna J. Doss  
Asst. Treasurer and Tax Collector  
County of Los Angeles Treasurer and Tax Collector  
Kenneth Hahn Hall of Administration  
Tax Defaulted Land Unit, Secured Property Division  
225 North Hill Street, Room 130  
Los Angeles, CA 90051-0102

Dear Ms. Doss,

We received your letter dated November 1, 2007 regarding properties within the County which are tax defaulted, have been deemed subject to power to sell and which will be offered for sale at auction on February 11 and 12, 2008.

We have determined that some of the parcels on the list enclosed with your letter are necessary for public purposes within project areas of the Lancaster Redevelopment Agency. Specifically, the parcels identified on the attached spreadsheet will be needed for redevelopment, right-of-way acquisition, future well site and affordable housing projects. This letter therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, part 6, Chapter 8 of the California Revenue and Taxation Code.


The properties identified on the attached list for acquisition by the Redevelopment Agency have been identified by project area. We are additionally requesting that you create a separate contract for property acquisition for the City of Lancaster and we are sending a separate objection letter on City letterhead as you have previously requested. This list includes parcels that are not within Redevelopment Project Areas, but are still within the boundaries of the City of Lancaster.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency and the City of Lancaster would be interested in acquiring and the purposes thereof. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement, please make the Agreement with the Lancaster Redevelopment Agency and a separate agreement with the City of Lancaster.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation, as it will help us to proactively plan our cash flow.

Please do not hesitate to contact me at 661.723.6000, or Luis Garibay, the staff member assigned to this project, at 661.723.6110, if you have any additional questions or need additional information.

Sincerely,

  
Mark V. Bozigian  
Interim City Manager

Enclosure

RECEIVED

DEC 11 2007

JOHN MCKINNEY  
SECURED PROPERTY TAX DIVISION

**EXHIBIT A  
REDEVELOPMENT AGENCY ACQUISITIONS**

1	3105-006-007	\$5,285	Avenue G-10 & 45 <sup>th</sup> St. West	2.31 AC	Fox Field Industrial Corridor	FF
2	3105-024-026	\$1,323	Avenue G-8 & 40 <sup>th</sup> St. West	1.25 AC	Fox Field Industrial Corridor	FF
3	3123-020-009	\$10,640	Avenue J-6 & 10 <sup>th</sup> St. West	19,900 SF	Affordable housing project	PA 5
4	3125-004-001	\$4,544	Avenue K-4 & 18 <sup>th</sup> St. West	16,457 SF	Affordable housing project	PA 5
5	3126-027-129	\$113,738	Avenue K-10 & Exchange Pl.	1.38 AC	Potential Business Incubator	AMA
6	3132-012-003	\$31,056	Avenue J-4 & Beech Avenue	7,540 SF	Affordable housing	CBD
7	3132-012-004	\$31,019	Avenue J-4 & Beech Avenue	7,540 SF	Affordable housing	CBD
8	3137-008-053	\$19,988	Avenue H & Division Street	5 AC	North Valley Industrial Cor.	AMA
9	3138-011-025	\$42,952	Lancaster Blvd & Yucca Ave	8,550 SF	Strong Neighborhood Initia.	CBD
10	3269-010-006	\$1,713	Avenue H & 53 <sup>rd</sup> St. West	2.46 AC	Avenue H Right of Way	FF
11	3268-015-080	\$6,066	Avenue G & 60 <sup>th</sup> St. West	2.54 AC	Future water well site	FF

Project Area	Abbreviation
Fox Field	FF
Amargosa Project Area	AMA
Central Business District	CBD
Project Area 5	P.A. 5

**PUBLIC PURPOSE**

1. We are acquiring this property in the Fox Field Industrial Corridor to assemble smaller subdivided parcels to allow development to occur. This coincides with the goals of the Fox Field Specific Plan approved by the City.
2. We are acquiring this property in the Fox Field Industrial Corridor to assemble smaller subdivided parcels to allow development to occur. This coincides with the goals of the Fox Field Specific Plan approved by the City.
3. We are acquiring this property to create affordable housing opportunities for local residents
4. We are acquiring this property to create affordable housing opportunities for local residents
5. This site will serve as the future site of a new business incubator to assist start up businesses
6. The Lancaster Redevelopment Agency is acquiring properties in this area to eliminate blight and rehab potential housing that may be used for affordable housing
7. The Lancaster Redevelopment Agency is acquiring properties in this area to eliminate blight and rehab potential housing that may be used for affordable housing
8. We are acquiring this property in the North Valley Industrial Center to assemble smaller land locked parcels to allow the continued development of this redevelopment project area.
9. The Housing Agency is acquiring properties in this area for a future redevelopment projects as a part of the Strong Neighborhoods Initiative
10. We are acquiring this property for the future expansion of Avenue H in the Fox Field Industrial Corridor
11. We are acquiring this property to serve as a future water well site

# Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

## **A. Purchaser Information**

1. Name of Organization: Lancaster Redevelopment Agency
2. Corporate Structure – check the appropriate box below and provide corresponding information:  
☐ Nonprofit – provide Articles of Incorporation  
☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

## **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

## **C. Property Detail**

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 3125-004-001 and 3268-015-080
3. State the purpose and intended use for each parcel: Affordable Housing Project and Potential  
water well site

## **D. Acknowledgement Detail**

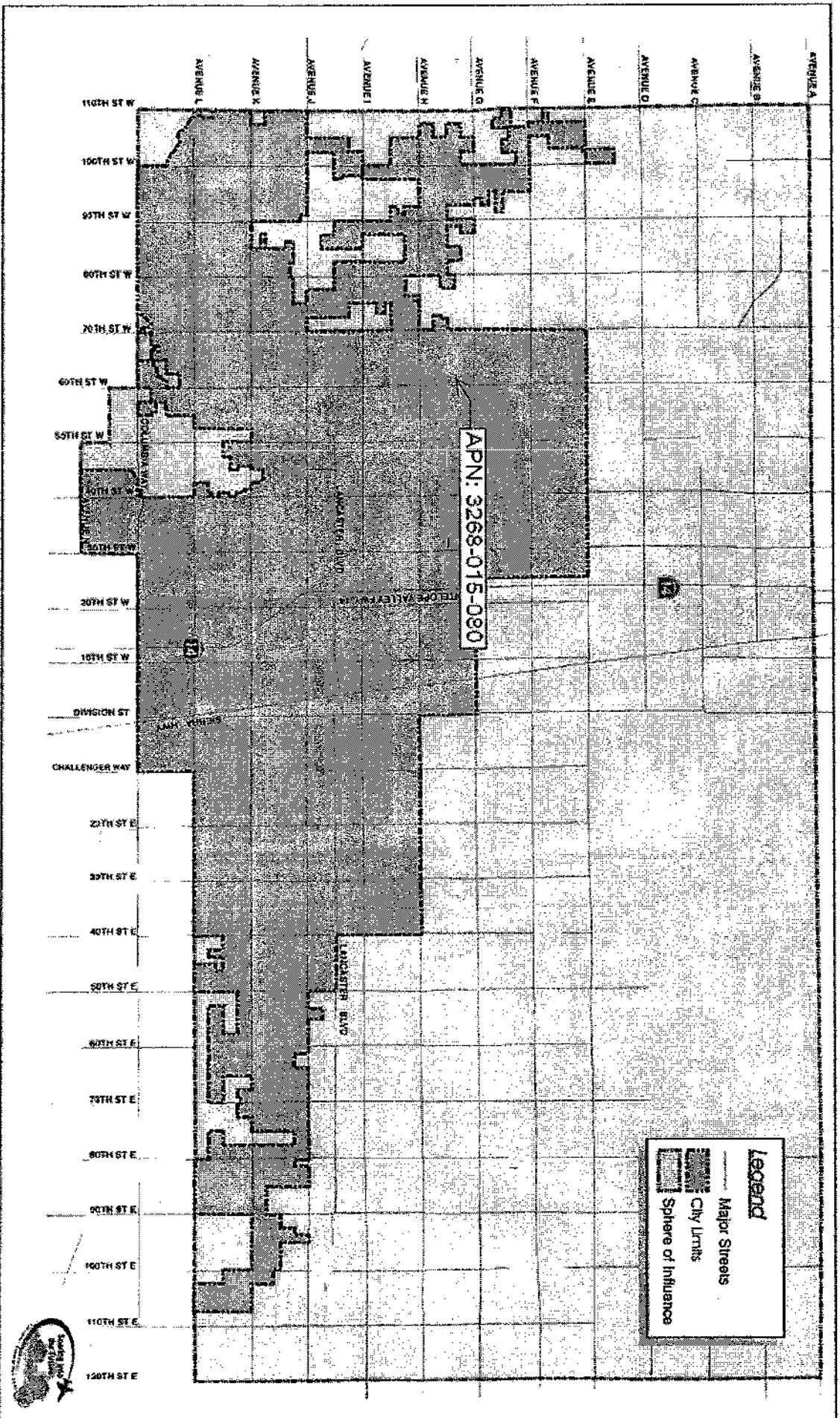
Provide the signature of the purchasing entity's authorized officer

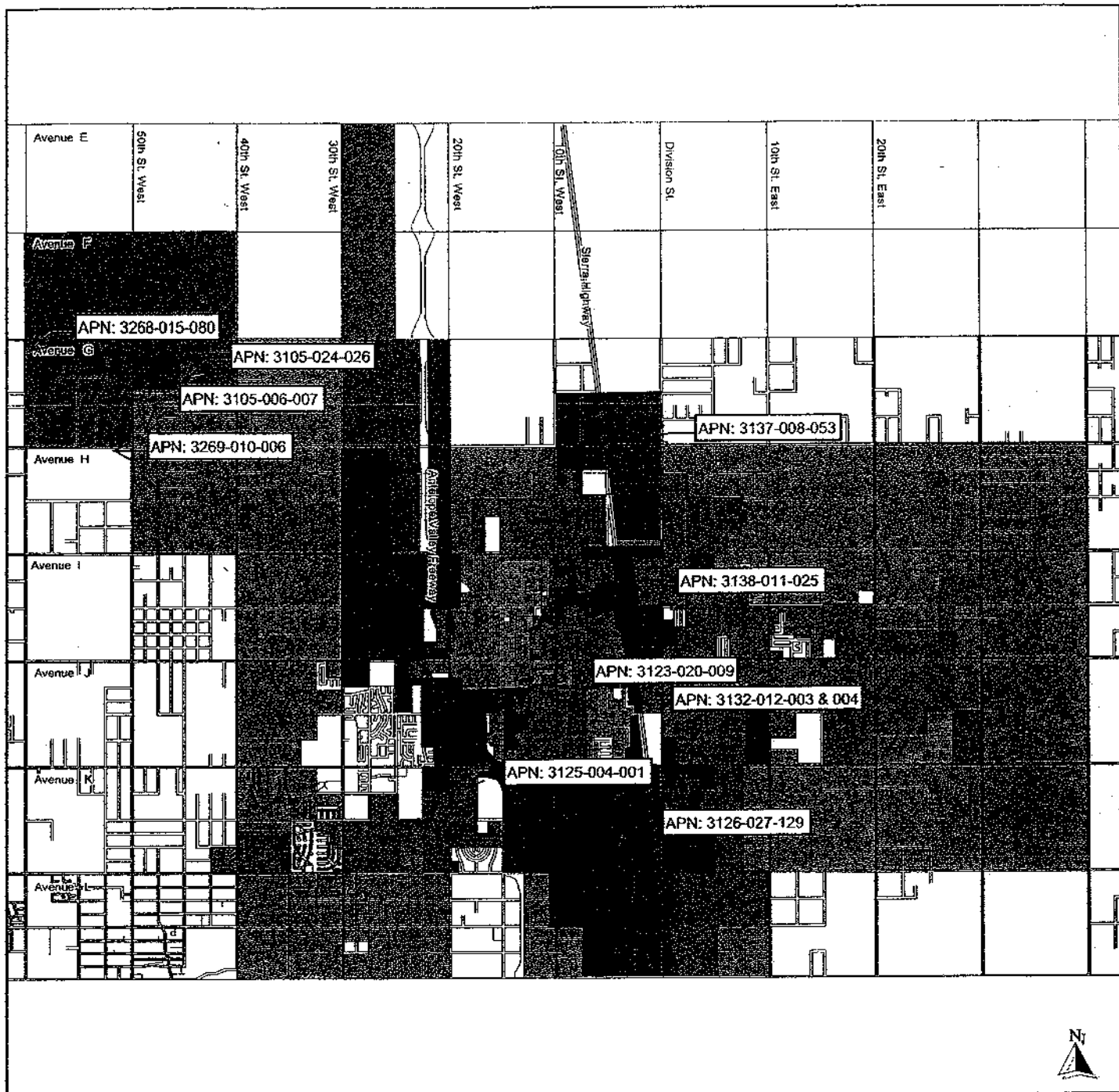
  
\_\_\_\_\_  
Authorized Signature  
Mark V. Bozigian

Executive Director  
\_\_\_\_\_  
Title

5-08-08  
\_\_\_\_\_  
Date

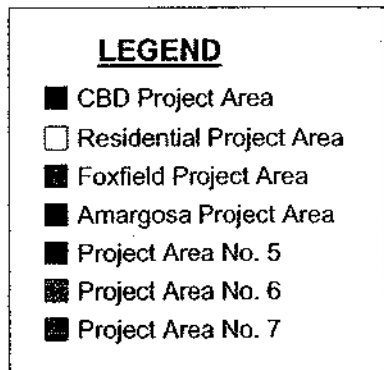
AGREEMENT # 2603





Prepared By: Urban Futures, Inc. LC\_AB1290\_2005-09

Dec 2004



# Lancaster Project Areas

FIGURE 1



Scale	Count
MORE	1
GRIPING SCALE	2

A decorative scroll graphic with a black border and rounded ends. The top-left corner has a small black circle, and the bottom-left corner has a larger black circle. The text is centered within the scroll.

## REDEVELOPMENT MISSION STATEMENT

~

*To enhance the quality of life for the  
citizens of Lancaster through the  
attraction, retention, and creation of  
wealth importing jobs; development  
and implementation of neighborhood  
revitalization programs; creation of  
safe and affordable housing;  
elimination of blight; expansion and  
diversification of the retail sales tax  
base; and infrastructure development  
and land assembly.*

**LANCASTER CITY COUNCIL/REDEVELOPMENT AGENCY**  
**REGULAR MEETING MINUTES**  
**March 25, 2008**

**CALL TO ORDER**

Mayor/Chairman Hearn called the regular meeting of the City Council/Redevelopment Agency meeting to order at 6:02 p.m.

**ROLL CALL**

**Present:** Council Members/Agency Directors: Jeffra, Sileo, Smith; Vice Mayor/Vice Chairman Visoke; Mayor/Chairman Hearn

**Absent:** None

**Staff**

**Members:** Interim City Manager/Interim Executive Director, Interim Assistant City Manager/Interim Executive Director, City Attorney/Agency Counsel, City Clerk/Agency Secretary, Planning Director, Public Works Director, Parks, Recreation & Arts Assistant Director, Finance Director, Economic Development Director, Housing Director, Human Resources Director

**INVOCATION** – Mayor/Chairman Hearn

**PLEDGE OF ALLEGIANCE** – Council Member/Agency Director Jeffra

**PRESENTATIONS**

1. *Peace Over Violence* – Sexual Assault Awareness Month/10<sup>th</sup> Annual Denim Day–April 23, 2008.
2. American Diabetes Alert Day - American Diabetes Association - March 25, 2008.
3. Recognition of the Desert Christian Girls Soccer Team - Southern Section CIF Championship.
4. Parks, Recreation and Arts Department Award of Excellence from the CA Park & Recreation Society.
5. Dixie Eliopoulos - "Woman of the Year" for L.A. County Fifth District by the Los Angeles County Commission for Women.

**AGENDA ITEMS TO BE REMOVED**

None

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
MARCH 25, 2008

**APPROVAL OF REDEVELOPMENT AGENCY CONSENT CALENDAR**

On a motion by Agency Director Jeffra and seconded by Chairman Hearn, the Redevelopment Agency approved the Agency Consent Calendar, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

**RCC 1. MINUTES**

See CC 2 for the approval of the Regular Redevelopment Agency Meeting minutes of March 11, 2008.

**\* RCC 2. RESO. NO. 02-08 – ACQUISITION OF PROPERTY**

Adopted **Resolution No. 02-08**, authorizing the acquisition of County Tax Defaulted Properties and declaring the public purpose thereof.

**APPROVAL OF CITY COUNCIL CONSENT CALENDAR**

On a motion by Council Member Jeffra and seconded by Vice Mayor Visokey, the City Council approved the Council Consent Calendar, with the exception of CC 13, which was pulled for separate discussion and action, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

**CC 1. ORDINANCE WAIVER**

Waived further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

**CC 2. MINUTES**

Approved the Redevelopment Agency/City Council Regular Meeting minutes of March 11, 2008.

**CC 3. WARRANT REGISTER**

Approved the Check and Wire Registers (February 24, 2008 through March 8, 2008) in the amount of \$1,916,679.10.

**CC 4. ORD. NO. 898 – AMENDING ZONING CODE**

Adopted **Ordinance No. 898**, an ordinance of the City Council of the City of Lancaster, California, amending Sections 17.16.060 AND 17.16.070 of the Lancaster Municipal Code to allow Solar Electrical Generating Plants in the Heavy Industrial Zone, subject to a Director's Review (ZC 07-02).

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
MARCH 25, 2008

**CC 5. ACCEPTANCE OF WORK AND MATERIALS FOR DRAINAGE IMPROVEMENTS – TRACT NOS. 60003; 060034; 61123**

Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation Nos. 2, 04-51, 04-89, and 04-123, installed for: Conditional Use Permit No. 04-12, located on the southwest corner of Lancaster Boulevard and Valley Central Way, Owner: Developers Diversified Realty; Tract No. 60003, located on the southwest corner of 60<sup>th</sup> Street West and Avenue J-8, Owner: Beazer Homes Holdings Corporation; Tract No. 060034, located on the southeast corner of 60<sup>th</sup> Street West and Avenue J-8, Owner: Lancaster Pavilions, L.P.; and Tract No. 61123, located on the southwest corner of 35<sup>th</sup> Street West and Avenue M-8, Owner: Pulte Homes Corporation.

**CC 6. ACCEPTANCE OF STREETS FOR MAINTENANCE – CUP NOS. 04-12; 88-28; SITE PLAN REVIEW NO. 06-09; TRACT NO. 061342**

Approved the developer constructed streets and accepted the streets for maintenance by the City for: Conditional Use Permit 04-12, located on the southwest corner of Lancaster Boulevard and Valley Central Way, Owner: Developers Diversified Realty; Conditional Use Permit 88-28, located at 44601 Valley Central Way, Owner: RVIP Valley Central L.P.; Site Plan Review No. 06-09, located on the northeast corner of 7<sup>th</sup> Street East and Avenue L-8, Owner: AveLeight, LLC; and Tract No. 061342, located on the northeast corner of 45<sup>th</sup> Street West and Avenue M-12, Owner: Pinnacle Quartz Hill I, LLC.

**CC 7. APPROVAL OF COMPLETED WATER SYSTEMS FOR TRACT NOS. 54203; 061123; SITE PLAN REVIEW NOS. 04-04; 06-09; PERMIT NO. 04-03981**

Approved the completed water systems installed by the developer for: Tract No. 54203, located on the southeast corner of 40<sup>th</sup> Street West and Avenue M-8, Owner: Pulte Homes Corporation; Tract No. 061123, located on the southwest corner of 35<sup>th</sup> Street West and Avenue M-8, Owner: Pulte Homes Corporation; Site Plan Review No. 04-04, located on the northeast corner of 3<sup>rd</sup> Street East and Avenue M, Owner: 4<sup>th</sup> Street Investors, Inc.; Site Plan Review No. 06-09, located on the northeast corner of 7<sup>th</sup> Street East and Avenue L-8, Owner: Aveleight, LLC; and Permit No. 04-03981, located at 3200 East Avenue J-8 – Eastside High School, Owner: Antelope Valley Joint Union High School District.

**CC 8. MONUMENTATION WORK – PARCEL MAP NO. 068266**

Approved the monumentation work for: Parcel Map No. 068266, located on the east side of 10<sup>th</sup> Street West and north of Avenue L, Owner: L Street Properties, LLC.

**CC 9. ACCEPTANCE OF MAP AND DEDICATIONS FOR PARCEL MAP NO. 67842**

Approved the map and accepted the dedications as offered on the map for Parcel Map No. 67842, located on the southwest corner of Jackman Street and Sierra Highway; made findings that this project will not violate any of the provisions of Sections 66473.5, 66474.1, and 66474.6 of the Subdivision Map Act; instructed the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map and the dedications shown thereon.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
MARCH 25, 2008

**CC 10. PROPOSITION 1B FUNDING**

Approved the plan for use of Proposition 1B funding; increased estimated revenues in Account No. 205-3302-100 by \$1,006,000.00 and appropriated \$1,006,000.00 in Proposition 1B funds to Capital Improvements Budget Account No. 205-12ST019-924. Approved the budget transfer of \$80,000.00 from Capital Improvements Budget Account No. 205-15SW005-924 to Capital Improvements Budget Account No. 205-12ST019-924 and \$80,000.00 from Capital Improvements Budget Account No. 206-12ST019-924 to Capital Improvements Budget Account No. 206-15SW005-924.

**CC 11. TAX SHARING RESOLUTION**

Adopted the Tax Sharing Resolution for proposed Annexation No. 359 into Los Angeles County Sanitation District No. 14.

**CC 12. PWCP NO. 08-004**

Awarded **Public Works Construction Project No. 08-004**, 2008 Alley Reconstruction Program to Padilla Paving in the amount of \$234,050.00, (plus 10% contingency) for the construction of 2008 Alley Reconstruction Program and authorized the City Manager, or his designee, to sign all documents.

**CC 13. PWCP NO. 08-015**

Awarded **Public Works Construction Project No. 08-015**, Mall Loop Road Landscaping Improvements, to America West Landscape, Inc. in the amount of \$251,454.05 plus a 10% contingency and authorized the City Manager, or his designee, to sign all documents. The project is designed to provide landscaping at the Front Row Center Hotels project located on the southwest corner of Double Play Way and Mall Loop Road.

Addressing the Council on this matter:

Gary Burgess – stated that he had studied the engineer drawings for this project and that it appears that the City is failing to take proper steps in addressing the predicted water shortage. Encourage Council to reconsider action on this matter until xeriscaping had been considered as an option.

The Public Works Director stated that the City is very concerned with conservation of water and will be doing a much better job in the future; staff is working hard to put guidelines in place regarding xeriscaping. Two years ago the City/Agency entered into a development agreement for this project; much debate took place; City managed to use many drought tolerant plants; City is obligated under the terms of the agreement and staff recommends approval of this project.

Council Member Jeffra inquired if it was possible to re-negotiate this project, at this time.

The City Attorney stated that it would not be possible to re-negotiate.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
MARCH 25, 2008

**CC 13. PWCP NO. 08-015 (continued)**

On a motion by Mayor Hearn and seconded by Vice Mayor Visokey, the City Council approved Public Works Construction Project No. 08-015, Mall Loop Road Landscaping Improvements, by the following vote: 4-1-0-0; AYES: Sileo, Smith, Visokey, Hearn; NOES: Jeffra; ABSTAIN: None; ABSENT: None.

**CC 14. PWCP NO. 06-010**

Accepted the work constructed by Taft Electric Company for **Public Works Construction Project No. 06-010**, Smart Crosswalks (Five Locations); directed the City Clerk to file the Notice of Completion for the project; authorized payment of the 10 percent retention 35 days after recordation, provided no stop notices, as provided by law, have been filed.

**CC 15. RESO. NO. 08-24 – TERMINATION OF CPEIA AGREEMENT**

Adopted **Resolution No. 08-24**, a resolution of the City Council of the City of Lancaster authorizing the termination of the California Public Entities Insurance Authority (CPEIA) Joint Powers Agreement.

**CC 16. Proposed Annexations to Lancaster Drainage Benefit Assessment District:**

Annexation No. 06-28, Permit No. 06-01227, located at 3645 Camino Vista. Owner: Stephen L. Payte and Lari L. Payte, husband and wife as community property with right of survivorship.

Annexation No. 07-32, Permit No. 07-01914, located at southwest corner of Pillsbury Street and Cedar Avenue. Owner: Gerardo Herrera and Cindy Gutierrez, husband and wife as joint tenants.

Annexation No. 07-49, Conditional Use Permit no. 85-09, located at 44662 15th Street West. Owner: Desert Christian Ministries, Incorporated, a California Non-Profit Religious Corporation.

A. Adopted **Resolution No. 08-25**, a resolution of the City Council of the City of Lancaster initiating proceedings for the annexation of territories to Lancaster Drainage Benefit Assessment District to be established pursuant to the Benefit Assessment Act of 1982 and California Constitution Article XIII D (Annexation Nos. 06-28, 07-32, and 07-49.)

B. Adopted **Resolution No. 08-26**, a resolution of the City Council of the City of Lancaster approving the Engineer's Report and the time and place for Public Hearing, and declaring its intention to annex territories into Lancaster Drainage Benefit Assessment District and to levy and collect assessments pursuant to the Benefit Assessment Act of 1982 and California Constitution Article XIII D (Annexation Nos. 06-28, 07-32, and 07-49.)

**CC 17. Proposed Annexations to Lancaster Lighting Maintenance District:**

Annexation No. 683, Permit No. 06-01227, located at 3645 Camino Vista. Owner: Stephen L. Payte and Lari L. Payte, husband and wife as community property with right of survivorship.

Annexation No. 803, Conditional Use Permit no. 85-09, located at 44662 15th Street West. Owner: Desert Christian Ministries, Incorporated, a California Non-Profit Religious Corporation.

A. Adopted **Resolution No. 08-27**, a resolution of the City Council of the City of Lancaster initiating proceedings for the annexation of territories into Lancaster Lighting Maintenance District, an Assessment district established pursuant to the Landscaping and Lighting Act of 1972 and California Constitution Article XIID (Annexation Nos. 683, and 803.)

B. Adopted **Resolution No. 08-28**, a resolution of the City Council of the City of Lancaster approving the Engineer's Report and the time and place for Public Hearing, and declaring its intention to annex territories into Lancaster Lighting Maintenance District and to levy and collect assessments pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California and California Constitution Article XIID (Annexation Nos. 683, and 803.)

**PH 1. RESO. NO. 08-29 – ANNEXATION OF TERRITORIES INTO LDBAD**

Mayor Hearn opened the Public Hearing. Vice Mayor Visokey stated that he would need to abstain from discussion and action on this item due to the fact that he receives a stipend from a school in this location. The Public Works Director presented the staff report regarding annexation of territories into the Lancaster Drainage Benefit Assessment District. There being no further testimony, Mayor Hearn closed the Public Hearing.

On a motion by Council Member Jeffra and seconded by Mayor Hearn, the City Council adopted **Resolution No. 08-29**, a resolution of the City Council of the City of Lancaster confirming the diagram and assessment and ordering the annexation of territories into Lancaster Drainage Benefit Assessment District and levy of assessment (Annexation Nos. 06-28, 07-32, and 07-49), by the following vote: 4-0-1-0; AYES: Jeffra, Sileo, Smith, Hearn; NOES: None; ABSTAIN: Visokey; ABSENT: None.

**PH 2. RESO. NO. 08-30 – ANNEXATION OF TERRITORIES INTO LLMD**

Mayor Hearn opened the Public Hearing. Vice Mayor Visokey stated that he would need to abstain from discussion and action on this item due to the fact that he receives a stipend from a school in this location. The Public Works Director presented the staff report regarding annexation of territories into the Lancaster Lighting Maintenance District. There being no further testimony, Mayor Hearn closed the Public Hearing.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
MARCH 25, 2008

**PH 2. RESO. NO. 08-30 – ANNEXATION OF TERRITORIES INTO LLMD  
(continued)**

On a motion by Council Member Sileo and seconded by Mayor Hearn, the City Council adopted **Resolution No. 08-30**, a resolution of the City Council of the City of Lancaster confirming the diagram and assessment and ordering the annexation of territories into Lancaster Lighting Maintenance District (Annexation Nos. 683, and 803), by the following vote: 4-0-1-0; AYES: Jeffra, Sileo, Smith, Hearn; NOES: None; ABSTAIN: Visokey; ABSENT: None.

**PH 3. RESO. NOS. 08-31; 08-32 – ANNUAL CPI ADJUSTMENTS OF FEE  
SCHEDULE**

Mayor Hearn opened the Public Hearing. The Finance Director presented the staff report regarding the annual CPI Adjustment of the Fee Schedule Relating to Cost of Services and the Annual CCI Adjustment of Development Impact Fees. There being no further testimony, Mayor Hearn closed the Public Hearing.

On a motion by Council Member Sileo and seconded by Council Member Jeffra, the City Council adopted **Resolution No. 08-31**, rescinding Resolutions 07-91 and 05-174 in their entirety and establishing fee schedules relating to cost of services, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

On a motion by Council Member Sileo and seconded by Council Member Jeffra, the City Council adopted **Resolution No. 08-32**, rescinding Resolution 06-93 in its entirety and establishing new development impact fee schedules for the installation and upgrade of traffic signals, traffic impact, planned drainage facilities and urban structure program – parks, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

**NB 1. LANDSCAPE MAINTENANCE DISTRICT NO. 1 – ANNEX. NO. 294**

The Public Works Director presented the staff report regarding Landscape Maintenance District No. 1, Annexation No. 294 which was continued from the March 11, 2008 City Council Meeting.

On a motion by Council Member Jeffra and seconded by Mayor Hearn, the City Council approved and accepted for maintenance the work and materials for the landscape improvements for Landscape Maintenance District No. 1, Annexation No. 294, installed for Tract No. 47583, located on the southeast corner of Avenue I and 90<sup>th</sup> Street West, Owner: K. Hovnanian Forecast Homes, Inc., by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

**NB 2. CONGESTION MITIGATION FEE FEASIBILITY REPORT**

The Traffic Engineer for the City of Lancaster presented the staff report regarding the Congestion Mitigation Fee Feasibility Report. She gave an overview of the draft program and explained why the fee is being explored; explained what the CMP was all about; details of the fee program; hypothetical fee scenarios; additional details. She stated that the concerns of the City are that the fee could significantly increase the cost of new development and discourage economic development; loss or re-direction of state and federal funds; coordination and cooperation with adjacent jurisdictions could prove difficult; skeptical that local control will be maintained. She stated that staff proposed the following to Metro: correcting a housing/jobs imbalance by allowing fee to be used for expenditures that would bring or create new jobs in the region. Metro's response was that State law must be modified to allow for this use of fees; proposal is contrary to the expansion of SR 14 as proposed in the NCCHCS.

The Public Works Director stated that the City will provide additional comments to Metro on the submitted document; reiterated the concerns of staff; if Council concurs, the appropriate response will be sent to MTA; gave further details regarding this matter and the issue of funding; wants to make sure the voice of Lancaster is heard; next phase will be to work with each jurisdiction to determine needs of projects in the future; must make certain that every eligible street is included; make sure Lancaster is getting what it needs; looking for concurrence from the City Council.

Comments/Concerns from Council included: How were Metro fees determined; concerns regarding losing local control.

The Interim City Manager stated that he worked for MTA for many years; residents will continue to pay; this will hurt development, particularly retail development; this will pass at MTA level.

Addressing the City Council on this matter:

Jason Smith – outraged; housing prices high enough; proud of staff for opposition; in full support of staff to fight this money-grabbing deal.

The report was received, discussed and filed and concurrence was given by the City Council.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
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**NB 3. REWARD FOR ARREST AND CONVICTION**

The Interim City Manager presented the staff report regarding the reward for information leading to the arrest and conviction of the person(s) responsible for the murder of Mr. Angel Martinez, who was found murdered on March 11, 2008.

On a motion by Mayor Hearn and seconded by Council Member Jeffra, the City Council approved the reward of \$5,000.00 for information leading to the arrest and conviction of person(s) responsible for the murder of Mr. Angel Martinez, who was found murdered on March 11, 2008, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

**RECESS**

Mayor Hearn called for a brief recess at 7:20 p.m.

**RECONVENE**

Mayor Hearn reconvened the meeting at 7:27 p.m.

- CA 1.** Council Member Smith requested consideration of giving staff direction to look at the viability of ordinances pertaining to reimbursement of public safety costs for excessive calls of service; consideration of charging parents of juveniles that have been arrested for graffiti; Norwalk has an ordinance in place that charges parents for the cost of services; this will be another tool for criminal abatement; if there are excessive calls for service, parents should pay; if there is a rental property identified as a gang hangout, landlord should be served a notice to clean up the act in the area or be charged – this is how it is handled in Norwalk; requested consensus from the City Council to give staff direction to come back with a vigil offense ordinance.

Council Member Sileo requested that an appeal process be put in place; make sure there is some protection for the property owner; applied uniformly and fairly.

There was consensus from the City Council to have staff follow through on this matter.

- CA 2.** Council Member Jeffra presented the matter of Council conduct toward the public; public is tired of being treated badly; public needs to be treated with a certain amount of respect; citizens have a right to speak their mind; respect needs to go both ways; let the people speak.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
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CA 2. (continued)

Addressing the City Council on this matter:

Natalie Hernandez – proper conduct is important; offended that people were not allowed to speak in November before a closed session meeting; grateful to kindness of Council Member Jeffra; appalled at amount of money paid to former City Manager; violation of citizen rights; takes voting very seriously.

Darlene Peterson – this is America; do not have to indulge officials that intimidate citizens; Council Member Smith allegedly attempted to interfere with recall process on election day in February; suggested that Council Member Smith be removed from office.

Scott Pelka – doing his civic duty to gather signatures; Council Member Smith has rights as well; individuals came out to intimidate on election day in February; find out if Council Member Smith's phone records can be obtained; did he call people for intimidation tactics; Sheriff Deputies arrived; citizens have rights.

Debbie Phillips – outraged at harassment of recall workers; Council should issue a public reprimand to any council member who interferes with rights of citizens; make such people take ethics training; she refuses to support council members who allowed buy out of former City Manager.

Arnold Rodio – not fair to ask an audience to not clap and cheer if they are passionate about an issue; Council Member Smith allegedly violated laws.

Richard Hecker – action speaks louder than words; Mayor Hearn says he enjoys citizen participation; reminded Council that citizens have rights; harassment during recall process was outrageous; reviewed the process; importance of free speech; City Attorney should explain the ramifications of interference.

Arthur Ekizian – involved in the incorporation of the City; questioning if it was a good idea; feels partially responsible; tactics used by Council Member Smith to intimidate were not appreciated; recall committee will be at all precincts on election day in April and will document all tactics.

Gary Burgess – works on the recall process; cannot overlook use of Sheriff Department badge; against intimidation; State and Federal codes deal with misuse of badges; should not deceive individuals.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
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CA 2. (continued)

Dixie Eliopulos – attended many Council meetings; advocates as a volunteer; held these positions for 54 years; first time in 54 years she has been treated badly and watched colleagues treated badly for believing and doing something important; team building builds strong alliances between people; living the spirit of the law, as well as the letter of the law is very important; will stand behind this as a patriot of this country; tired of the attitudes and actions of Council Member Smith; leadership cannot be purchased or strong armed.

Paul Jennings – one of the people that was at the marketplace polling location; measured the distance; had all the legal requirements; started collecting signatures; inspector for the of polling location asked them to move further away; recall people moved back and collected signatures; related the incident at this area with the deputies.

Amelia Jennings – resident for almost 2 years; disappointed in what she has seen; involved in the recall; she was at the Market Place location with her husband Paul; does not appreciate the misuse of Sheriff services on that day; they were peacefully gathering signatures.

Council Member Jeffra requested that Lieutenant Downton research the nature of the phone call; Council can take a look at the procedural nature of this.

Jim Barletta – appreciates Council Member Jeffra for bringing this up; came to Council two months ago about water issues; disagrees with Mr. Williams on water issues; concerned about toilet to tap issue; concerned about contamination; Council should have studied water issue more thoroughly; put on a workshop; have professionals put on a presentation about the seriousness of water; new council needs to look at the seriousness of water.

Jason Smith – requested that his time be given to Dixie Eliopulos.

The City Attorney stated that it is not the Council's policy to allow her more time and she can speak under the non-agendized portion of the meeting, unless the Mayor would like to get consensus from the Council.

It was the consensus of the Council to let Ms. Eliopulos speak.

Dixie Eliopulos – gathered signatures; public outcry against Runner's office for asking Chamber of Commerce to take a position on the recall; on election day, process was normal; some people arrived along with Council Member Smith and this was an intent to cast fear; rude behavior; engaged her in conversation; told to move the recall facility off of the campus; Council Member Smith should be found in violation of oath; not carrying out the spirit; lack of integrity; he should resign.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
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CA 2. (continued)

Arnie Rodio – called upon to help with the formation of the City of Lancaster; hangs head down now because of what the city has become; people are gathering signatures and being denied the right to gather; people's rights are being denied.

David Abber – Council gives people an opportunity to speak but does not let them talk; Council Member Jeffra did a great job by bringing this forward; Council Member Smith needs to resign; making it uncomfortable for the citizens; citizens have finally woke up.

Joseph Vara – would like to know when civil rights are to be acknowledged and protected by the Sheriff's Department; Department should not affiliate with Council Member Smith, they should remain neutral.

Carlos Gomez – Council had a person speak on plants earlier in the evening but did not take his concerns into consideration; it was an opportunity to listen to what the people were saying; Council could be the founders and trail blazers for water conservation; listen to the public.

Holly Pelka – Council Member Smith spoke of excessive use of service calls from the Sheriff's Department – this is being hypocritical because he used law enforcement on election day; thanked Council Member Jeffra for bringing this up; review phone calls of Council Member Smith; he should resign.

Council Member Smith stated that he did not call the Sheriff's Department; any Council Member that would call the Sheriff's Department should be dismissed; encouraged the investigation of his phone records; Bob Wilson of AV Press called ALADS about the use of the badge; Council Member Smith explained to Mr. Wilson that this was an ALADS badge and he is endorsed by ALADS – Mr. Wilson found out this truth; paper decided to print the false story on the front page regarding the badge; they printed the retraction later on another page where few would notice it; anyone can call ALADS – candidates use the emblem all the time.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
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- CA 3. Council Member Sileo requested consideration of posting of City Council and Candidates' required campaign/financial documents on the City Website and presented a PowerPoint presentation regarding hit-mailers. He stated that the voters have no way of knowing who is funding questionable campaign practices and the mailers have recently crossed all lines of decency. He presented examples of the mailers and stated that he is personally offended and so is his family; he would like to know who sent it. He stated that it was sent by Taxpayers for an Honest Government – an out of town committee that does not need to report to Lancaster. He showed additional hit mailers paid for by the same group from Roseville, CA; return address using P.O. Box 233 – Lancaster Republicans; alleged that the P.O. Box seems to be linked to Council Member Smith; inquired as to who can raise and spend that kind of money for such mailers. Council Member Sileo presented a breakdown of campaign forms and the money that has been raised for this election; one candidate has raised more than any other – voters do not have enough information on who is sending mailers or why; other mailers – sometimes sent out by independent committees; some for candidates: Grooms and Marquez; in their defense – candidates do not always know committees are doing this; showed more examples of hit mailers; of all professional mailing services, how is it that these mailers are coming from same place. He requested that all 460's and 470's be placed on the website; all financial filings should be on the website – including committees should be on website in a timely manner; it is a very small basic step; direct staff to investigate how to get a handle on these committees; some are county or statewide committees; requested that the City Attorney look into this, give options – give voters more information; there is an ordinance that states a mailer is supposed to go to the City Clerk, this ordinance needs more teeth.

The City Attorney stated that it is a misdemeanor to violate an ordinance and he will look into some of the issues brought up.

Addressing the City Council on this matter:

Arnold Rodio – he is running for Mayor; never thought he would be part of a hit mailer; look into all LLC's; if filing of economic interest statements are not complete, person should not be allowed to run.

David Paul – would like to know who is behind the hit mailers; trying to point the City in the direction of the future; City should become a charter city; so many protections within charters; removes the power brokers; its time has come.

Denise Latanzi – offended by the hit mailers; not a criminal; as a candidate, she signed a document that stated that she would behave ethically; hit mailers links are linked back to P.O. Box of Council Member Smith; he should be held to a higher standard; everything he does is a violation of his code of ethics.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
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CA 3. (continued)

Council Member Smith stated that Ms. Latanzi is incorrect and that the P.O. Box number was not on the hit mailer regarding the Sileo family. Ms. Latanzi agreed with this statement.

Council Member Smith stated that he was in support of placing this information on the website; there have been two discussions on this matter and he read from the minutes of December 11, 2007. He stated that it is a good idea to place the campaign statements and conflict of interest statements on the website and there has already been consensus from Council to do so. He stated that he noticed in the presentation that the names of Parris, Grooms and Marquez were very clear and other names were blurred to protect the candidates and asked Council Member Sileo if he was accusing anyone. The committees are under the FPPC and he agrees that it would be good to see if they can be under the onus of the City's filing periods. The motion was already handled in December. He feels that Council Member Sileo is making accusations about Mr. Parris and referred to a mailer regarding Council Members Jeffra and Visokey in a past election. He stated that Mr. Wilson of the AV Press reported about the mail box use and the mailing house; more than 500 people have mail boxes at this mailing house, therefore is Council Member Sileo stating that they must all be involved; it is apparent in what candidates Council Member Sileo supports and there is a lack of any reasonable nexus between his motion just two weeks before the election – this is campaigning from the dais and an illegal use of public funds and requested that the City Attorney research this matter for violations.

Council Member Jeffra stated that he has torn up every flyer that he has received and that it is all nonsense; this is cowardly dirty politics.

Mayor Hearn stated that he has been proud to serve the citizens of Lancaster for 18 years and thankful that he never supported any kind of hit mailers on his behalf; mission is to be here and serve; City is precious, good City with good people here and a good Council.

On a motion by Council Member Sileo and seconded by Vice Mayor Visokey, the City Council directed staff to include all FPPC filings on the City's website, including appointees of the Council, for the maximum amount of transparency and investigate independent committees and which ones can be posted on the website in timely manner, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
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**INTERIM CITY MANAGER/INTERIM EXECUTIVE DIRECTOR ANNOUNCEMENTS**  
None

**CITY CLERK / AGENCY SECRETARY ANNOUNCEMENT**

The City Clerk provided the public with the procedure to address the City Council regarding non-agendized items.

Addressing the City Council/Agency at this time:

Jim Tolin – concerns regarding the possibility of conversions of mobilehomes into condominiums.

Ray Chavira – presented sample regulation of an ordinance from the City of Ventura regarding individual mobilehome conversions and subdivisions of parks.

Mayor Hearn requested that staff look into the Ventura Ordinance and see what can be done.

Cathy Elkins – issues with AVTA; transportation system is dysfunctional; hurts a lot of people who live in Quartz Hill who have to wait an hour for a bus ride; City is heading in wrong direction; need to look at future of transportation system; Lancaster City Park is unsafe; City needs to enforce their own laws and be strict about it.

David Paul – thanked Mayor Hearn and Council Member Jeffra for their years of service and appreciates their commitments to the community. Many advantages to becoming a Charter City, such as cost savings; explained the strong mayor/city manager relationship of a charter city.

Faith Celebron – received citation that she is running a business out of her RV garage; reviewed her issues regarding the neighbor who keeps calling and reporting them; received a notice to cease the business – not running a business. Code Enforcement Officer Katz determined that it was not a business – she has paid many citations, issue has not been resolved.

Chris Cole – introduced herself and her new environmentally friendly business which involves recycling of cartridges for printers; fund raising for schools.

Dena Kendrick – owns four-plex; property is in good condition; City implemented a business licensing fee in 2004; police have only been there one time in 12 years; licensing late fee in 2006 was \$500; in 2007, fee was made more reasonable; late fee is now \$13 which is fair but she is still being held accountable for the \$500 and this is an unfair situation.

David Abber – citizens are listening; citizens are allowed their 3 minutes; do not cut people off who want to speak; citizens are tired.

LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
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Alan Kaliff – upset at the lack of attendance by Council at a meeting held by Supervisor Antonovich regarding the possibility of another jail facility in Lancaster.

Mayor Hearn gave a brief update on this matter and stated that staff has met with the warden, Norm Hickling and many others and has told them the City absolutely is opposed to another jail and prison.

The Interim City Manager stated that there was a meeting; staff does not support this project it; recommending that the County delay action; has asked the Sheriff's Department to hold a community meeting and the City leadership and the community have spoken loud and clear.

Council Member Sileo stated that the County and the Sheriff's Department committed to having another meeting so they can see first hand how people feel about this matter; City of Lancaster has done more than their fair share when it comes to this.

Joseph Vara – offended by hit mailers and takes it as an insult to Italian Americans.

Jason Smith – Council has taken a drumming this evening; sorry to see Mayor Hearn step down – he has been a very good mayor; people may disagree with him and the Council because of one decision, but look at the many positive decisions that have been made. None of the former City Manager's ideas would have gone forward without the approval of the City Council; the City Council has approved many great issues for the good of the people; he supports Vice Mayor Visokey; he is counting on Council Member Sileo and Council Member Smith to keep the Council in line.

**COUNCIL/AGENCY COMMENTS**

Mayor Hearn stated that there have been some rough spots along the way but he has been proud to serve and will share more on April 22, 2008.

**CLOSED SESSION**

None


**ADJOURNMENT**

Mayor Hearn stated that pursuant to action taken by the City Council / Redevelopment Agency on November 13, 2007, there will not be a City Council / Redevelopment Agency meeting on April 8, 2008.

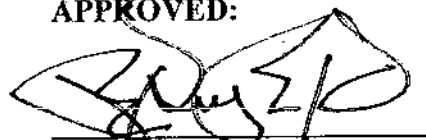
LANCASTER CITY COUNCIL / REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
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Mayor Hearn's adjourned the Council/Agency meeting at 9:48 p.m. in memory of Stephen C. Kucharik, a long-time professional photographer who photographed many events and portraits for the City of Lancaster and volunteered his time and expertise through the Lancaster Photography Association and announced the next regular meeting of the City Council/Redevelopment Agency would take place on Tuesday, April 22, 2008 at 6:00 p.m.

ATTEST:

  
GERI K. BRYAN, CMC  
CITY CLERK/AGENCY SECRETARY  
Lancaster, CA

APPROVED:

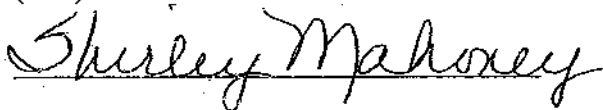
  
HENRY W. HEARN  
MAYOR/CHAIRMAN  
Lancaster, CA

CERTIFICATION OF MINUTES  
CITY COUNCIL/REDEVELOPMENT AGENCY

I, Shirley Mahoney, Assistant City Clerk of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original City Council/Redevelopment Agency minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this  
23rd day of April, 2007.

(seal)



RE: Agreement # 2603

RESOLUTION NO. 02-08

RESOLUTION OF THE LANCASTER REDEVELOPMENT  
AGENCY APPROVING AN AGREEMENT WITH THE  
COUNTY OF LOS ANGELES FOR THE ACQUISITION OF  
TAX DEFAULTED PROPERTIES AND DECLARING THE  
PUBLIC PURPOSE THEREOF (APN 3268-015-080)

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purpose of revitalizing and developing sections of Lancaster including creating an affordable housing project and to serve as a future water well site.

PASSED, APPROVED and ADOPTED this 25<sup>th</sup> day of March, 2008, by the following vote:

AYES: Agency Directors: Jeffra, Sileo, Smith, Vice Chairman Visokey, Chairman Hearn

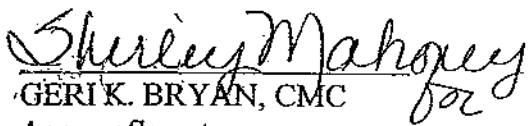
NOES: None


ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:

  
GERI K. BRYAN, CMC  
Agency Secretary  
Lancaster Redevelopment Agency

  
HENRY W. HEARN  
Chairman  
Lancaster Redevelopment Agency

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            ) ss  
CITY OF LANCASTER                    )

CERTIFICATION OF RESOLUTION  
LANCASTER REDEVELOPMENT AGENCY

I, Shirley Mahoney, Assistant City Clerk Lancaster  
Redevelopment Agency, California, do hereby certify that this is a true and correct copy of the  
original Resolution No. 02-08, for which the original is on file in my office.

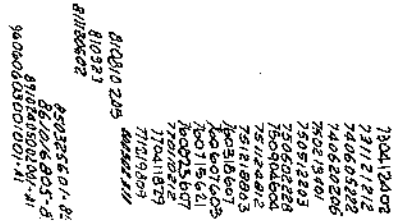
WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT  
AGENCY, on this 5th day of December, 2008.

(seal)

Shirley Mahoney

SCALE 1" = 400'

②



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

CODE  
9926

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this 3<sup>RD</sup> day of MARCH, 2009, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTINER JR.  
County Counsel

By   
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form  
Revised 6/24/03

76948

30 of MAR 03, 2009

AGREEMENT NUMBER 2603

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

LANCASTER REDEVELOPMENT AGENCY

Geri K. Bryan  
Agency Secretary, Geri K. Bryan, CMC

(Seal)

By

Mark V. Bozigian  
Executive Director  
Mark V. Bozigian

ATTEST:

By

Sachi A. Hamai  
Clerk of the Board of Supervisors

Board of Supervisors  
Los Angeles County

By

Don Krabe  
Chairman of the Board of Supervisors

I hereby certify that pursuant to  
Section 25103 of the Government Code,  
delivery of this document has been made.

By

Sachi A. Hamai  
Deputy  
(seal)



SACHI A. HAMAI  
Executive Officer  
Clerk of the Board of Supervisors

By

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

City of N/A

**30 MAR 03 2009**

By

Mayor

(seal)

Sachi A. Hamai  
SACHI A. HAMAI  
EXECUTIVE OFFICER

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Marsha Salas  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_ day of \_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

30 of MAR 03, 2009

AGREEMENT NUMBER 2603

76948

**SUPERVISORIAL DISTRICT 5**  
**AGREEMENT NUMBER 2603**

**Revised 4-3-08**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF LANCASTER	2001	3268-015-080	\$ 6,398.00*	FUTURE WATER WELL SITE

**LEGAL  
DESCRIPTION**

\*NE 1/4 OF E 1/2 OF E 1/2 OF S 1/2 (EX OF ST) OF LOT 1 IN NE 1/4 OF SEC 3 T 7N R 13W

\* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.